





Derwent Grove Princes Road, Hull HU5 2SF

william
h brown

welcome to

Derwent Grove Princes Road, Hull

Two bedroom well presented end of terraced house, situated just off Newland Avenue, close to shops, schools and bus links to the city centre.













Entrance Hall
With a door to the front leading into the property, a radiator, stairs leading to the upper floor and access to the lounge.

Open Plan Lounge/ Kitchen
21' 3" x 12' 6" (6.48m x 3.81m)
Housing a fitted modern kitchen with a range of wall and base units, complementing work surfaces, a sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, space for a fridge freezer, a cupboard that has plumbing for a washing machine, two radiators, a double glazed bay window to the front and double glazed patio doors leading to the rear garden.

Bedroom 1
13' 10" x 10' 8" (4.22m x 3.25m)
With a radiator and a double glazed window to the front.

Bedroom 2
11' 6" x 9' 11" (3.51m x 3.02m)
With a radiator and a double glazed window to the rear.

Shower room
With a W/C, a vanity wash hand basin, a walk in shower, a ladder radiator and a double glazed window to the side.

Front Garden
With a paved area and a brick wall surround.

Rear Garden
With a paved area, a brick wall surround and a wooden gate.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Derwent Grove Princes Road, Hull

- NO CHAIN
- TWO BEDROOM END TERRACED HOUSE
- FRESHLY RENOVATED
- MODERN
- PRIME LOCATION

Tenure: Freehold EPC Rating: E
Council Tax Band: A

directions to this property:

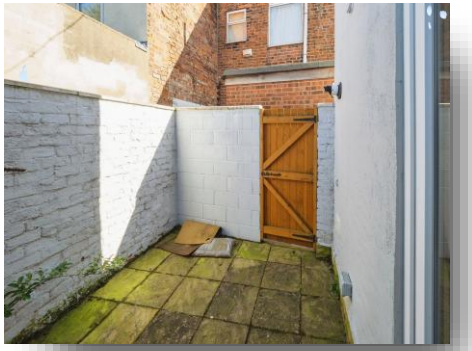
See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748

offers in excess of

£90,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NEA120471 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01482 447748

NewlandAvenue@williamhbrown.co.uk

82 Newland Avenue, HULL, East Yorkshire, HU5 3AB

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.